



Carnoustie Drive, Euxton, Chorley

£1,195 Per Month

Let Prior To Marketing

Ben Rose Estate Agents are pleased to present to market this well-presented semi-detached home, located in a quiet residential area of Euxton, Chorley. This lovely home for let is ideal for families, offering a homely yet practical living space. The property has been finished beautifully throughout, creating a warm and inviting feel, with several rooms, including two of bedrooms, benefitting from double windows that allow plenty of natural light to flood in. Situated within a peaceful neighbourhood, the property benefits from easy access to a wide range of local amenities, including well-regarded schools, shops, and scenic parks. There are also fantastic travel links nearby, with local train stations and reliable bus routes providing convenient access to Chorley, Preston, and surrounding towns, while the M6 and M61 motorways are just a short drive away for those needing to commute further afield.

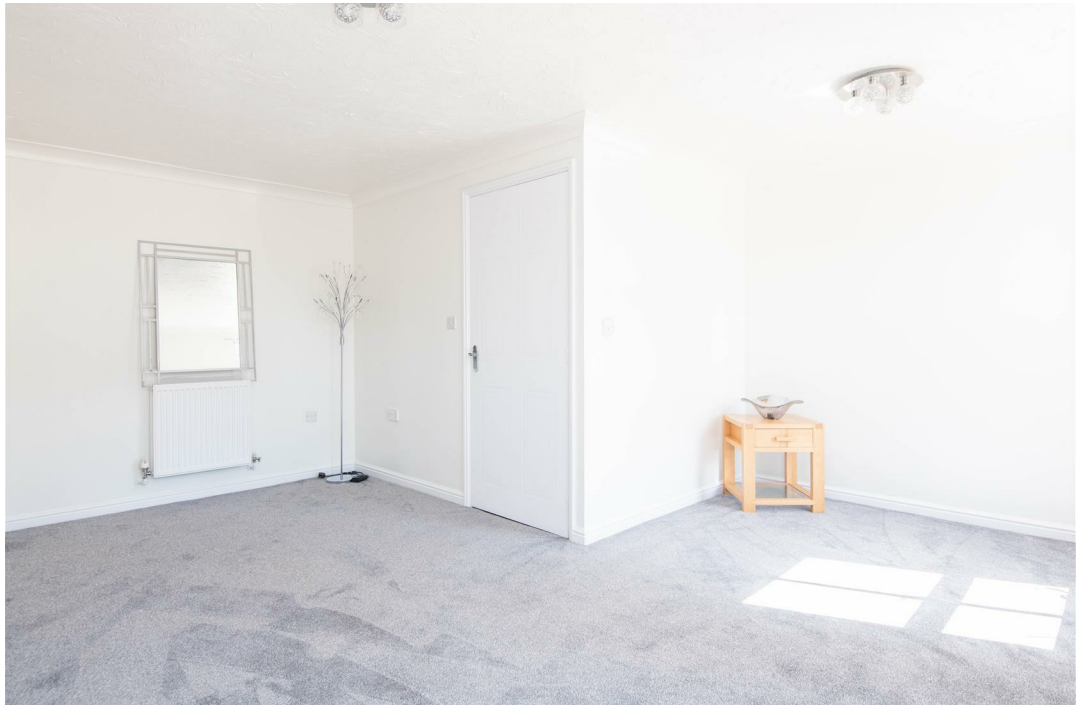
Entering the home, you are welcomed into an open hallway housing the staircase, along with a convenient ground floor WC. Directly opposite is the modern kitchen, fitted with stylish wood worktops and an integrated hob and oven. The kitchen enjoys a pleasant outlook over the rear garden, with direct access outside with an abundance of natural light. Continuing through the hallway, you will find the spacious lounge, complete with a feature fireplace and double patio doors that open out onto the garden, creating a seamless indoor-outdoor flow.

Moving up to the first floor, the landing provides access to three well-appointed bedrooms. Two of which include built-in wardrobes whilst the master bedroom has the added benefit of a three-piece en suite, offering both comfort and practicality. The remaining bedrooms are served by the modern, well-finished family bathroom.

Externally, the property offers a generously sized rear garden, featuring a combination of paved and lawned areas, ideal for both relaxing and entertaining. To the side, there is a residents' car park with allocated parking for both homeowners and visitors. Overall, this is a fantastic opportunity for tenants seeking a well-located home in a quiet and desirable area.





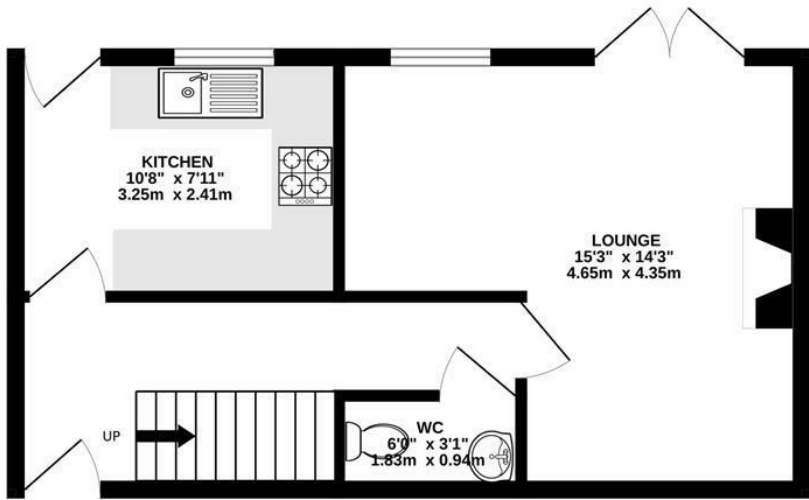




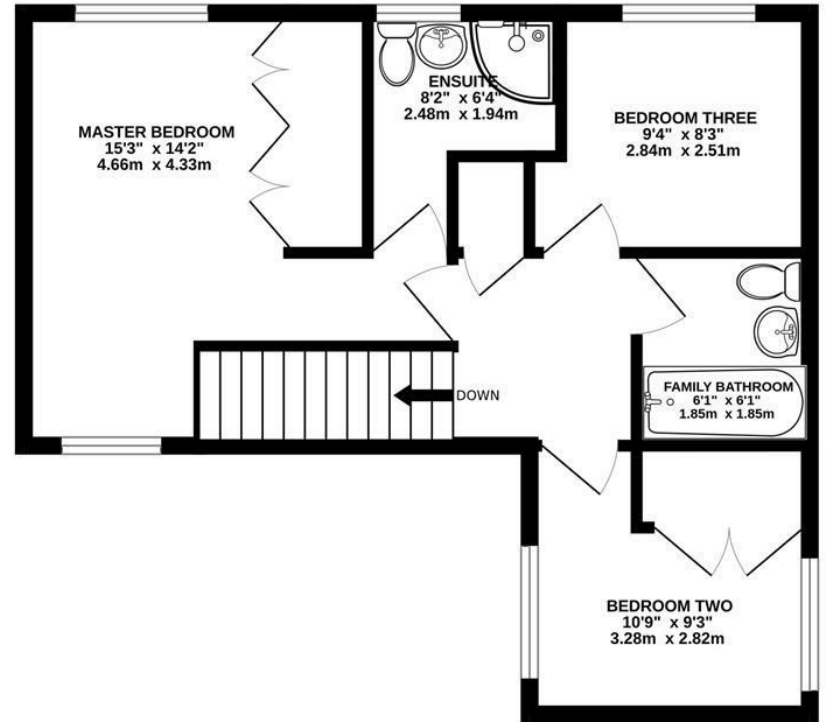




GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
452 sq.ft. (41.9 sq.m.) approx.

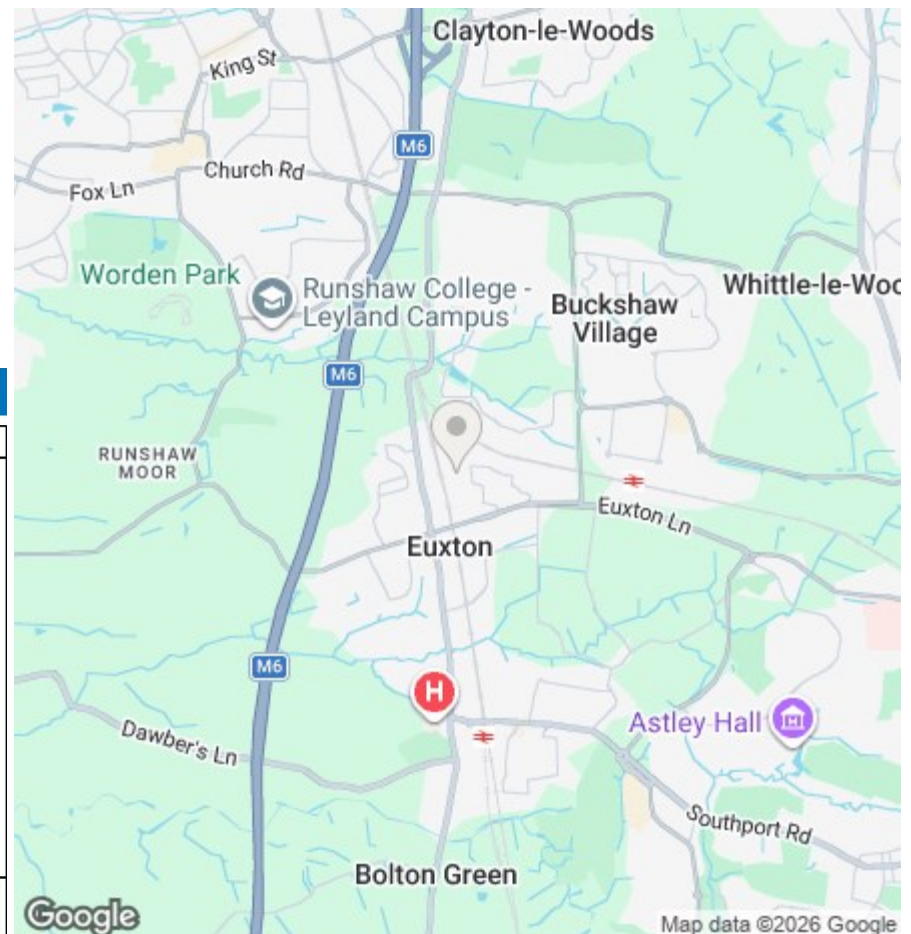


TOTAL FLOOR AREA : 815 sq.ft. (75.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 75 | 80 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|-----------------------------------------------------------------|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |